

**MANAGEMENT CERTIFICATE  
OF  
THE RESERVE AT WATTERS RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of The Reserve at Watters Residential Community, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: The Reserve at Watters.
2. The name of the Association: The Reserve at Watters Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property situated in Collin County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for The Reserve at Watters, recorded under Document No. 2022000108247 in the Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Declaration**").
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: The Reserve at Watters Residential Community, Inc., c/o Paragon Property Management Group, 2805 North Dallas Parkway, Suite 400, Plano, Texas 75093.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

Name:	The Reserve at Watters Residential Community, Inc., c/o Paragon Property Management Group
Mailing Address:	2805 North Dallas Parkway, Suite 400, Plano, TX 75093
Attn.:	Tamara Moore
Telephone Number:	469-498-6979
Email Address:	<u><a href="mailto:info@paragonpmg.com">info@paragonpmg.com</a></u>

7. Website to access the Association's dedicatory instruments:  
<https://paragonpmg.cincwebaxis.com/>
8. Amount and description of fees related to property transfer in the subdivision: The Association fees are in the following amounts:

Working Capital Assessment - \$250.00

Transfer Fee - \$304.00

Resale Certificate Fee - \$350.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

*[SIGNATURE PAGE FOLLOWS]*

EXECUTED to be effective on the date this instrument is Recorded.

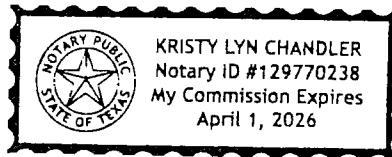
THE RESERVE AT WATTERS RESIDENTIAL COMMUNITY,  
INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: BOBBY SAMUEL  
Title: VICE PRESIDENT

STATE OF TEXAS §  
COUNTY OF Collin §

This instrument was acknowledged before me on the 13 day of September, 2022  
by Bobby Samuel the Vice President of The Reserve at Watters Residential  
Community Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Avenue, Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for The Reserve at Watters, recorded as Document No. 2022000108247 in the Official Public Records of Collin County, Texas.
2. The Reserve at Watters Community Manual, recorded as Document No. 2022000125049 in the Official Public Records of Collin County, Texas.
3. The Reserve at Watters Adoption of Working Capital Assessment, recorded as Document No. 2022000125245, in the Official Public Records of Collin County, Texas.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000145658

eRecording - Real Property

CERTIFICATE

Recorded On: September 28, 2022 04:48 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022000145658  
Receipt Number: 20220928000560  
Recorded Date/Time: September 28, 2022 04:48 PM  
User: Matthew M  
Station: Station 10

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX